WEST SENECA COMMUNITY ROOM
1300 Union Road
West Seneca, NY 14224

WEST SENECA PLANNING BOARD
Minutes #2023-12
December 14, 2023

The meeting was called to order at 6:00 P.M. followed by the Pledge of Allegiance.

ROLL CALL:	Present	-	Margaret Bebak, Chairperson James Frick Timothy Hayes Christopher Holmes Dale J McCabe Eric Sailer Joe Sherman Jeffrey Schieber, Code Enforcement Officer Chris Trapp, Town Attorney
	Absent	-	None

APPROVAL OF PROOFS OF PUBLICATION

Motion by Bebak, second by Frick, to receive and file the proofs of publication and posting of legal notice.

Ayes: All Noes: None Motion Carried

APPROVAL OF MINUTES

Motion by Sherman, seconded by Frick, to approve minutes 2023-11 of November 9, 2023.

Ayes: All Noes: None Motion Carried

OLD BUSINESS

SPR2022-5
A request of Frank Walland for site plan approval for property located at 1303 Union Road for construction of a 950-sf addition to existing building.

Motion by Bebak, seconded by McCabe, to open the public hearing.

Ayes: All Noes: None Motion Carried

Mr. Walland provided the follow updates to the project:

- The front entry has had modifications made with no changes to the back.
- The objective was to make the entry look like a stylized 16' high grandfather clock to compliment the business.
- There is matching brick around the bottom perimeter with aesthetic glazed plaster along the top.
- The entry door is ADA compliant.
- A non-moving pendulum light is in the center to give the appearance of a grandfather clock.

Mr. Frick stated he believed the 8"x8" cornice was not prominent enough to mimic a grandfather clock. Mr. Walland stated this is just for the impression of a grandfather clock, just a symbol of the business.

Chairperson Bebak questioned the color. Ben Hodge, from Graeber Jewelers, stated the plan is for the building to be a soft gray tone.

Chairperson Bebak stated the design should be close to what was provided to the Planning Board and one uniform color. Mr. Hodge stated this was acceptable.

No comments were received from the public.

Motion by Bebak, seconded by Frick, to close the public hearing.

Ayes: All Noes: None Motion Carried

Motion by Bebak, seconded by Sherman, to approve the site plan for property located at 1303 Union Road for construction of a 950-sf addition to existing building.

Ayes: All Noes: None Motion Carried

NEW BUSINESS

SPR2023-8

A request of Young Development, Inc. for site plan approval for property located at 2852 Transit Road for construction of multi-family residential units with all related site improvements.

Mr. McCabe recused himself and left the meeting.

Sean Hopkins, presented the following on behalf of Young Development:

- The project originally consisted of 55 units. The Powers expressed concerns regarding the proximity to their house. Mr. Young has since changed the layout to include 50 units. The amount of greenspace has dramatically increased between the parcels.
- Rezoning has been granted, the Town Board issued a negative declaration pursuant to SEQR, along with a special use permit for use as a multi-family unit.
- An area variance was granted from the Zoning Board of Appeals for density.
- Carmina Wood Design has submitted fully engineered plans, and a comment letter was received from the Town Engineer.
- A comment received referred to off-site grading; this is typically not done, but there is an agreement being worked on with the adjoining property owner. Chris Wodd, with Carmina Wood Design, stated there is a ditch that runs from the side street over to Schultz Road and onto the neighboring property. To properly grade the site, a portion will need to be graded on the neighboring property.
- The NYSDOT did not grant permission to provide access onto Transit Road; this modification has also been made.

Chairperson Bebak stated she is concerned with the lack of sidewalks, dense traffic at the end of the street, and expressed concerns with the ingress/egress onto Schultz Road. Mr. Hopkins stated this has been an issue with projects along Transit Road, this is the controlled access policy.

Chairperson Bebak reiterated her safety concerns and the need for sidewalks. Mr. Hopkins stated he did not believe Schultz Road had contiguous sidewalks. Mr. Young stated the grades could not handle contiguous sidewalks and stated this will be investigated and did not believe this could be done throughout the entire area due to the ditch and grading. The sidewalk would be sitting under ice in areas, and this could also cause safety issues. Mr. Wood illustrated the grading changes.

Mr. Frick stated the issues with the pipe sizing calculations, adequacy of the pipe ditch, and the outlook control on the detention pond were concerning. Mr. Wood stated the outlook control structure comment was based on the old design being put in the report and a new one will be emailed to the Town Engineer. The 36" pipe will be tied into the same size pipe and a calculation can be added to the report. Individual pipe sizing calculations are not typically put into the report, but this can be added. Mr. Hopkins stated the comment letter was just received today and will be addressed.

Chairperson Bebak questioned the landscape plan and believed the neighbors requested trees as opposed to fences. Mr. Wood stated Mr. Young worked with the neighbors and the plan has been modified to accommodate the neighbors.

Jacob McFarland stated he currently resides at 2852 Transit Road and questioned what was happening to the home. Mr. Hopkins stated Mr. Young is under contract with the owner of the house and any communications with tenants of the house should come from the current owner.

Motion by Bebak, seconded by Frick, to close the public hearing.

Ayes: All Noes: None Motion Carried

Motion by Bebak, seconded by Frick, to table the item until the January 2024 meeting, to allow the applicant to review the following: 1) sidewalk placement; 2) engineering questions; 3) access to Transit Road sidewalk.

Ayes: All Noes: None Motion Carried

ADJOURNMENT

Motion by Bebak, seconded by Frick, to adjourn the meeting at 6:25 P.M.

Ayes: All Noes: None Motion Carried